

**ORDINANCE NO 2006-19-CM**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF  
TIPPECANOE COUNTY, INDIANA,  
TO REZONE CERTAIN REAL ESTATE FROM PDRS TO R1**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY  
OF TIPPECANOE, INDIANA:**

**SECTION I:**

The Unified Zoning Ordinance of Tippecanoe County, Indiana, being a separate ordinance and not part of a unified county code, is hereby amended to rezone the following described real estate situated in Tippecanoe Township, Tippecanoe County, Indiana, to wit:

A part of the Northwest Quarter and a part of the Northeast Quarter of Section 29, Township 24 North, Range 4 West, Tippecanoe Township, Tippecanoe County, Indiana, described as follows:

COMMENCING at the northeast corner of said northwest quarter; thence along the east line of said quarter section South 00 degrees 04 minutes 09 seconds East 45.02 feet to a point on a line parallel with and distant 45.00 feet South of the north line of said quarter section; thence parallel with said north line North 88 degrees 22 minutes 13 seconds West a distance of 722.48 feet to a 5/8" rebar with yellow cap stamped "Schneider Eng., Firm #0001 (hereinafter referred to as a "Rebar") at a northerly corner of a tract of land described in a deed to Dillinger Development, LLC Instrument No. 9907922 in the Office of the Recorder of Tippecanoe County); thence along a westerly line of said Dillinger tract South 08 degrees 09 minutes 50 seconds West a distance of 248.88 feet to a "Rebar" at a corner of said tract and the **POINT OF BEGINNING**, said point being on a curve having a radius of 725.00 feet, the radius point of which bears South 08 degrees 09 minutes 50 seconds West; thence westerly along the arc of said curve a distance of 103.30 feet to a "Rebar" at the point of tangency thereof bearing North 00 degrees 00 minutes 00 seconds West from said radius point; thence North 90 degrees 00 minutes 00 seconds West a distance of 225.08 feet to a "Rebar" at the point of curvature of a curve having a radius of 325.00 feet, the radius point of which bears South 00 degrees 00 minutes 00 seconds West; thence westerly along the arc of said curve a distance of 9.94 feet to the point of reverse curvature of a curve having a radius of 10.00 feet, the radius point of which bears North 01 degree 45 minutes 06 seconds West; thence northerly along the arc of said curve a distance of 13.98 feet to a point bearing South 78 degrees 21 minutes 49 seconds West from said radius point; thence South 14 degrees 44 minutes 25 seconds East a distance of 61.49 feet to a point on a northerly line of said Dillinger tract and a point on a curve having a radius of 250.00 feet, the radius point of which bears South 06 degrees 33 minutes 26 seconds East; thence easterly along the arc of said curve a distance of 28.61 feet to a "Rebar" at the point of tangency thereof bearing North 00 degrees 00 minutes 00 seconds East from said radius point; the next nineteen courses being along the northerly lines of said tract, North 90 degrees 00 minutes 00 seconds East 200.92 feet to a "Rebar" at the point of curvature of a curve having a radius of 675.00 feet, the radius point of which bears South 00 degrees 00 minutes 00 seconds West; thence easterly along the arc of said curve a distance of 105.21 feet to a "Rebar" bearing North 08 degrees 55 minutes 50 seconds East from said radius point; thence South 08 degrees 55 minutes 50 seconds West 105.00 feet to a "Rebar"; thence South 76 degrees 49 minutes 31 seconds East 84.37 feet to a "Rebar"; thence South 68 degrees 20 minutes 13 seconds East 84.37 feet to a "Rebar"; thence South 61 degrees 12 minutes 50 seconds East 93.48 feet to a "Rebar"; thence South 61 degrees 03 minutes 32 seconds East 104.27 feet to a "Rebar"; thence South 65 degrees 40 minutes 22 seconds East 110.20 feet to a "Rebar"; thence South 21 degrees 31 minutes 56 seconds West 83.54 feet to a "Rebar"; thence South 68 degrees 28 minutes 04 seconds East 76.63 feet to a "Rebar"; thence South 02 degrees 01 minutes 33 seconds West 185.47 feet to a "Rebar"; thence South 87 degrees 58 minutes 27 seconds East 596.94 feet to a "Rebar"; thence North 13 degrees 40 minutes 22 seconds West 321.30 feet to a "Rebar"; thence North 28 degrees 47 minutes 59 seconds West 231.69 feet to a "Rebar"; thence North 79 degrees 24 minutes 21 seconds West 272.65 feet to a "Rebar"; thence North 66 degrees 52 minutes 37 seconds West 479.12 feet to a "Rebar"; thence North 72 degrees 43 minutes 50 seconds West 89.50 feet to a "Rebar"; thence South 11 degrees 33 minutes 01 seconds West 132.00 feet to a "Rebar" at a point on a curve having a radius of 725.00 feet, the radius point of which bears South 11 degrees 33 minutes 01 seconds West; thence westerly along the arc

of said curve a distance of 42.85 feet to the **POINT OF BEGINNING.** Containing 10.02 acres, more or less.

SECTION II:

The real estate described above should be and the same is hereby rezoned from PDRS to R1.

SECTION III:

This ordinance shall be in full force and effect from and after its passage.

Adopted and passed by the Board of Commissioners of Tippecanoe County, Indiana, this 5<sup>th</sup> day of September, 2006.

VOTE:

Yes

\_\_\_\_\_  
John L. Knochel, President

Yes

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Ruth E. Shedd, Vice President

Yes

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KD Benson, Member

ATTEST:

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Robert A. Plantenga, Auditor